



**GRASSROOTS**

REALTY GROUP

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102, 2422 Erlton Street SW  
Calgary, Alberta

MLS # A2325568

**\$429,000**



<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 859
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C2 d187
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Entertainment unit in the 2nd bedroom

Nestled in the highly sought-after inner-city community of Erlton, this beautifully updated two-story residence offers the perfect blend of sophisticated urban living, exceptional walkability, and everyday convenience. Just moments from the banks of the Elbow River, this vibrant location places you within walking distance of scenic river pathways, the expansive Roxboro and Erlton Off-Leash Area, charming local caf&eacute;s, the Erlton/Stampede station, the Stampede Park, and the boutique shopping, acclaimed restaurants, and lively atmosphere of Mission. Whether commuting downtown, enjoying a morning walk along the river, or taking advantage of Calgary's renowned festivals and entertainment, this location truly offers the best of city living. Inside, this meticulously maintained home has been thoughtfully refreshed with stylish updates completed this year, including fresh paint throughout, beautiful new flooring, an updated kitchen cabinet colour, contemporary backsplashes in the upstairs bathrooms, and modern lighting that create a bright, inviting atmosphere from the moment you step inside. The thoughtfully designed open-concept main level is both functional and elegant, featuring engineered hardwood flooring, a contemporary kitchen with quartz countertops, and a spacious walk-in pantry. The kitchen seamlessly connects to the generous living and dining spaces, creating an ideal setting for everyday living as well as effortless entertaining. A convenient powder room, Storage room and laundry on the main floor completes the well-designed layout. Upstairs, you will find new vinyl flooring, two spacious bedrooms a main 4-piece bath along with, a serene primary retreat complete with a 3-piece ensuite and access to a private balcony&mdash;perfect for enjoying your morning coffee or unwinding at the end of the day. One of this home's most unique

features is its three separate entrances, including a private, fenced patio with a gas BBQ hookup, creating an inviting extension of your living space and offering the perfect setting for outdoor dining, relaxing, or entertaining guests. Adding even more value is your own titled underground parking stall, a rare offering in this desirable location, along with exclusive resident amenities including an on-site car wash and vacuum station. Combining timeless style, thoughtful updates, outstanding amenities, and one of Calgary's most walkable and connected inner-city neighborhoods', this exceptional Erlton residence presents an outstanding opportunity to experience elevated urban living at its finest.